

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, DECEMBER 7, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:03 pm. Recording Secretary Jackson called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Member Irons, Iverson & Lynch.

MEMBERS ABSENT: None.

STAFF PRESENT: Cathy Woodbury, Planning & Building Director, Latisha Jackson, Recording Secretary.

MINUTES:

Concern was expressed regarding a paragraph on the bottom of the first page in which it states that Staff has found that building has no historic merit and should not be considered for inclusion on the Historic Building study list. It was stated that it should be added to the study list.

Correction: The applicant at 1373 Mound St is Diane Bustos not Dane

Minutes will be entered into records with corrections based on review of the prior meeting tape.

Motion(Iverson)/second(Miller) to accept minutes with corrections

Ayes: 5; Noes: 0; Absent: 0; Motion carries

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS:

4-A. Certificate of Approval CA06-0031– Sally Harman – 433 Taylor Ave. In regards to a demo of more than 30% of a residential structure built prior to 1942 but is not on the Historic Building study list. Staff requested a continuance to the meeting of January 4, 2007.

Motion(Lynch)/second(Miller) to continue to January 4th meeting.

Ayes: 5; Noes: 0; Absent: 0 Motion carries

4-B. Discussion of a workshop to outline a Historic Preservation work program to provide community outreach and education, identify surveys to be conducted and discuss other programs that would benefit preservation of cultural and Historical resources in Alameda.

Cathy Woodbury, Planning & Building Director, stated that staff is looking for is some direction from the Board and the Community about ideas for a work program to further educate the public of historic preservation efforts in Alameda. She suggested the Board appoint a committee to work with staff to come up with ideas to promote historic preservation during the month of May, which is Historic Preservation Month. She would like to continue this item to a future meeting to allow time for the Board's endorsement. It was suggested that milestone dates for accomplishing things be established.

Ms. Woodbury stated that the handouts in the Permit Center are being updated and will be translated into several different languages that are predominant in Alameda.

Chair Anderson opened the pubic hearing.

Christopher Buckley, AAPS, thanked the Planning & Building Department for initiating this item. He reviewed the recommendations in a letter from AAPS which was submitted to the Board. He noted that staff recommended that the Board form an Adhoc committee to look at boundaries of potential survey areas. AAPS instead recommends that the Committee be asked to develop the Historic Preservation Program. He called special attention to Board member Lynch's proposal regarding the designation of more Historical Monuments. Mr. Buckley highly recommended looking at a section of the Historic Preservation Element chapter that has an action program for Historic Preservation.

Mr. Buckley would like to see a detailed survey of probable 1850's, 1860's and possibly early 1870's buildings. He would like AAPS to coordinate with staff to improve the Development Services Department's rehabilitation assistance programs. He recommends developing project criteria that is consistent with the City's Guide to Residential Design and to maximize the preservation opportunities. He mentioned a priority rating system and targeting buildings that need work. He also mentioned the Mills Act that provides property tax reductions for Historic properties. He suggested a property tax impact analysis to see if this will hurt the City fiscally.

Richard Rutter, AAPS, continued reviewing the AAPS letter. He suggested that the security and maintenance on the former Alameda Naval Air Station be improved. He expressed concern that the Historic buildings are deteriorating badly. A survey of Cold War era buildings and historic landscapes is supposed to take place and he feels that

the Historic Advisory Board help oversee the process. He also asked about adaptive reuse studies for historic buildings. He would like the photo bank from the 1979 survey be available online so homeowners, contractors and the general public will have access to it.

Mr. Rutter expressed concern that the police garage behind City Hall and the old library and expressed concern regarding their deterioration. He thinks that some consideration should be give to their uses and preservation. He suggested using the old library for City records. One other item he mentioned was conducting a survey of significant accessory structures that are not adequately addressed in existing surveys. He feels they contribute to the overall composition of a parcel.

Birgitt Evans on behalf of the Alameda Architecture Preservation Society continued reviewing the AAPS letter. She spoke to some educational outreach endeavors mentioned in the *letter staff report*. She feels that the best encouragement for preservation is to educate the public and to enlist their support. Some ideas included historical plaques on significant buildings and a centralized research center where all historical records are kept, also a list of sources for material, such as windows, molding, siding, etc. for period remodels. Finally, a permanent exhibit at the museum showing what some of the historic buildings should look like would be beneficial for remodels. In addition, Ms. Evans requests that AAPS be included in the Ad HOC committee to help develop the program.

Scott Brady spoke based upon the AAPS letter, former member of the Historic Advisory Board. Mr. Brady suggested creating a subcommittee to prioritize and get a proactive preservation plan in place. He suggested focusing on some of the smaller items to start and to help build momentum towards bigger projects. He also suggested installing historical plaques and source list for historic *building materials properties*. He mentioned that a lot of people don't know what is correct for historic preservation and suggested that samples of materials, i.e. windows, paneling, molding, etc., should be available. This should be part of the subcommittee's scope.

Woody Minor, former planner, participated in *the 1979 survey and* suggests a database that would include the parcel number, date built, builder, architect and a photo. Further, he suggested area-specific websites that would have different neighborhoods with historic buildings, maybe an alphabetized list. He feels that it would be a very useful tool for the public. Mr. Minor has extensive research *and* he is willing to contribute the information he has, which consists of hundreds of names of architects of structures in Alameda.

The Public Hearing was closed.

Board Member Miller liked Mr. Brady's idea regarding physical samples of building materials. He feels it will help the contractor and homeowner. He also mentioned the proposal of a website but commented that staffing, creating and maintaining is a

concern. Also, the old library for City use seems appropriate. Concern was expressed regarding the work/live ordinance and reuse of old, dilapidated buildings, mentioned Measure A.

Board Member Lynch expressed concern that there are not enough monuments in Alameda. She is willing to volunteer to do case reports. She mentioned some specific buildings to look at for the Historic Preservation Study. She expressed concern with misguided improvements. She would like to see the misguided improvements included in the study. She liked Mr. Minor's idea for a research resource and the Historic plaques. Likes the idea of sample materials and suggested a room if the old library is used for the Planning & Building Department.

Board member Iverson expressed appreciation for AAPS's comments and thinks they should be looked at to determine the feasibility, starting with projects that will be successful and public minded such as the plaques, a website, a database and more community education. She also suggested incorporating post-1909 information. She mentioned increasing penalties for leaving buildings partially constructed. She encourages item 10 in the AAPS Letter, the City to think of the uses for the Carnegie building, item 11, looking at structures and elements of the streetscapes that are important but uncategorized, such as signs, structures, light fixtures, sample building materials. She suggested that the committee include members of the AAPS. She would also like staff to advertise the meeting so the public is aware that this committee is forming.

Board member Miller questioned the reality of the AAPS's suggestions and wonders if they are feasible. Ms. Woodbury responded by suggesting that starting with the smaller, simpler suggestions and building on those results is the best way to start.

Board member Anderson questioned if the 1979-1980 lasted one year or longer and what it encompassed. It was asked how many residences/single family homes are in the City of Alameda to date and how many are pre-1942? Approximately 10,000. She asked if there are any other cities that have built a database similar to what has been suggested.

Board member Lynch likes the idea of a subcommittee but expressed concern on the time it will take to form, meet, decide and apply for any grants. Two committees were suggested, one for the short term objectives and one for longer term projects.

Chair Anderson asked about volunteers for the subcommittees.

It was suggested that the two committees be combined and other groups and individuals be called upon to help with the prioritizing of tasks. AAPS was called upon to have someone help with the committee. This subcommittee will meet informally and bring ideas and suggestions to the Historical Advisory Board.

Inaudible comment (Miller)

Motion(Anderson)/second(Miller) to elect Judith Lynch and Mark Irons as Ad HOC committee representatives of the Board *with Janet Iverson and Randy Miller as alternates.*

Ayes: 5; Noes: 0; Absent: 0; Motion Carries

WRITTEN COMMUNICATIONS: (Discussion only)

5. A memo was mentioned from Doug Vu regarding 1373 Mound St. The applicant paid the fee for the removal of the Oak tree.

ORAL COMMUNICATIONS:

A question was asked regarding Monument stories and cost. Ms. Woodbury stated that staff is working with the Information Technology Department on adding the articles on the City's website.

STAFF COMMUNICATION:

Ms. Woodbury reminded the Board members about the ethics training and certificates. She is going to have a staff member log on to see what the problems are, some Board members cannot complete training online. She also mentioned the tree removal and that the new community building is constructed at Washington Park, the new mitigation trees will be planted there.

A question regarding the charges for the ethics training was brought up to clarify which test to take.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted by:


Cynthia Eliason

Secretary Historical Advisory Board

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